

# Town of Carlisle

MASSACHUSETTS 01741

Office of  
PLANNING BOARD

## MINUTES

October 25, 1976

Members Present: Cutter, Kulmala, Zielinski, Hannaford, Pugmire

The fifth sentence in the last paragraph on page 1 of the Minutes of the October 11 meeting was changed to read, "The Building Committee was concerned that the building appeared to be estimated 5 feet from the bound and not the required 40 feet. (The Planning Board had recommended 5 feet because of subsoil conditions.)" The next to last line of the same paragraph was changed to read "a 5 foot side yard variance." The Minutes were approved as amended.

It was decided to send agendas as well as minutes to all associate members to keep them as informed as possible.

A plan from Deck House, Inc. was presented for a 23-acre parcel on River Road. The land was divided into 4 lots, three with legal frontage on River Road and one to be added to an existing lot on Nowell Farme Road. This subdivision plan was approved and signed.

Art Charbonneau, representing Capital Realty Trust, presented a revised plan of one first offered on June 14, 1976, for land on Concord Road. Lot 1 remains unchanged and Lot 5 is essentially unchanged from the original plan. New Lots 6 and 7 are comprised of old lots 2, 3 and 4, both being porkchop lots, and with the stipulation that the abandoned portion of Cross Street will accrue to Lot 6. Mr. Pugmire observed that the intent of the zoning laws is to prevent adjacent porkchop lots, and that this plan, with three adjacent porkchop lots, although perfectly legal as presented, certainly circumvented the intent of the law.

Mr. Hannaford raised a question of the rounding off of figures for lot acreage. The  $\pm$  designation does not tell us how close the actual figure is and one lot measuring "4.07  $\pm$ " was very close to the limit. It was suggested the plan should indicate the tolerance of this designation or that the board should have a letter from the engineer stating that the exact acreage for this lot is not below the required 4 acres. The Clerk will keep the plan until receipt of such a letter from the engineer at which time he will sign the plan. Other members of the Board, seeing his signature, will know that the request has been met and may then sign.

The subcommittee on master planning was asked to study the zoning laws dealing with porkchop lots, particularly the term "contiguous." We seem to be getting some very strange looking lots as a result of the law, although Mr. Charbonneau's point that lot lines are not seen on the land and that proper siting of the buildings on the lots does conform to the spirit of the law, was well taken.

Mrs. Cutter presented figures of the debt burden vs. total appropriation for the last 5 years. She will get additional figures to help the Board plot a trend of the amount of capitalization that the Town will accept, although it is realized that many factors cannot be plotted.

Mr. Hannaford reported that on October 13 he had met with Joe Griecci, Tony Briecci, Chat Davis and a representative of Acton Realty Company at the land on East Street known as Hemlock Hill. The grade was not as steep as the profiles on the plan indicated. Some cuts and filling to protect the 8% grade will be necessary. The bike footpath will go on the high side of the road. Mr. Griecci was surprised that wires must go underground; however, the Bylaw says that is a must. As

a matter of interest, Mr. Hannaford reported that the metal conduits are in perfect condition after eight years in place, despite predictions that acid soil conditions would cause rapid deterioration.

Acton Realty has a possible buyer for lots (not for the subdivision) once development has begun. Griecci wants to build the road opening up the first six lots and then be able to release them. The Board discussed how to insure the finishing off of the road appropriate to having the road accepted by the town should further development stop.

It was decided that Griecci will be required to continue road construction to the proposed turn-around shown on the plan or to post a bond with a sum of money to cover the cost of constructing a temporary turn-around. In the latter case he must also furnish easements on the lots where the temporary turn-around would be constructed.

It was voted to spend \$80 to make the permanent Index Map of Wetland District in suitable form for clear duplication and photoreduction.

Mr. Hannaford reported on the last meeting of the building committee and the most recent estimates for construction of new town facilities.

Fire Station	\$166,000
Police Station	\$120,000
Town Offices	\$180,000
To tear down existing fire station and DPW	\$ 10,000
DPW (on Conant Land	\$310,000
(on transfer station 5 feet from lot line	\$ 24,000 more than Conant
(on transfer station 40 feet from lot line	\$ 36,000 more than Conant
Shed to cover sand and salt	\$ 30,630

1200 feet of road through Conant land     \$63,000  
if approaching the brook, an additional 12,500

The Building Committee would like from the Planning Board their thoughts on two questions: (1) Whether or not the members feel that the Town will buy the whole package. (2) What would be, in the Board's estimation, the exact proper placement of each building.

Mr. Pugmire asked for individual votes on the following statements:

1. If the DPW facility is constructed on the Conant land, it must be behind the knoll even if it is the only building built at this time.  
(Unanimous agreement)
2. Given that the stub road to that location on the Conant land would cost \$20,000 (working from current estimates) and that additional screening would bring the cost close to the estimate for locating at the transfer station 5 feet from the lot line, we should build at the transfer station 5 feet from the lot line. (4 votes in agreement, 1 abstaining.)
3. If the DPW is to be constructed on the transfer station and must be placed 40 feet from the lot line, even though this will cost another \$12,000 we should pay the extra cost. (Unanimous agreement)
4. The fire station should be located on Conant land. (Unanimous agreement)
5. The fire station should be located close to Westford Road with a good access. (Unanimous agreement)
6. The police station should be located in the remodeled fire station.  
(Not enough information to recommend either remodeling or construction of a new building.)

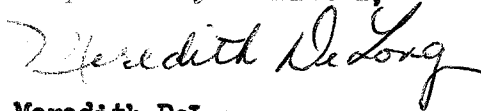
The question of a new Town Offices building was seen as something that would not need to be answered until quite a time in the future. Although there was sentiment for preserving the old Congregational Church, there were strong reservations about its suitability as a town building; the small amount of land surrounding it being one drawback. In any event, planning at this stage would be premature. When the town must consider the building of a new Town Hall, the needs of the town might be very different from what they are at the present time.

It was unanimously felt that the town would not accept a package deal and, in fact, that the DPW building was the primary concern at this time. Taxpayers should not now be asked to pay for something that will not benefit the town for many years, and that anything longer than a ten-year bond would be too long.

It was decided that a portion of these minutes including the above recommendations be sent with a covering letter to the Building Committee for their meeting with the Selectmen on October 27.

The meeting was adjourned at 11:00pm.

Respectfully submitted,



Meredith DeLong  
Secretary